

074.0

Map

0002

Block

0003.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 876,600 /

USE VALUE: 876,600 /

ASSESSed: 876,600 /

Total Card /

Total Parcel

876,600

876,600

876,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		HODGE RD, ARLINGTON

OWNERSHIP

Owner 1:	CHAKMAKJIAN ARMEN/ETAL
Owner 2:	CHAKMAKJIAN ESTHER
Owner 3:	
Street 1:	12 HODGE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 9,503 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1961, having primarily Clapboard Exterior and 2198 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9503		Sq. Ft.	Site		0	70.	0.74	4									493,566						493,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9503.000	383,000		493,600	876,600
Total Card	0.218	383,000		493,600	876,600
Total Parcel	0.218	383,000		493,600	876,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:	398.91	/Parcel:	398.9

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	382,900	0	9,503.	493,600	876,500	876,500	Year End Roll	12/18/2019
2019	101	FV	306,300	0	9,503.	493,600	799,900	799,900	Year End Roll	1/3/2019
2018	101	FV	305,200	0	9,503.	423,100	728,300	728,300	Year End Roll	12/20/2017
2017	101	FV	305,200	0	9,503.	394,900	700,100	700,100	Year End Roll	1/3/2017
2016	101	FV	305,200	0	9,503.	338,400	643,600	643,600	Year End	1/4/2016
2015	101	FV	276,400	0	9,503.	303,200	579,600	579,600	Year End Roll	12/11/2014
2014	101	FV	276,400	0	9,503.	280,600	557,000	557,000	Year End Roll	12/16/2013
2013	101	FV	274,200	0	9,503.	267,600	541,800	541,800		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NEE PAUL & ELIZA	24264-179		2/14/1994		222,000	No	No		Y

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NEE PAUL & ELIZA	24264-179		2/14/1994		222,000	No	No		Y

PAT ACCT.

Date	Result	By	Name
10/8/2018	MEAS&NOTICE	CC	Chris C
6/11/2014	External Ins	PC	PHIL C
7/3/2013	Info Fm Prmt	EMK	Ellen K
3/7/2009	Meas/Inspect	197	PATRIOT
4/7/2000	Inspected	264	PATRIOT
11/5/1999	Mailer Sent		
10/13/1999	Measured	263	PATRIOT
11/1/1981		KM	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/30/2014	1751	Siding	25,000					Strip wood siding
3/18/2014	226	Manual	6,000					
2/12/2013	176	Redo Kit	20,500	C				
5/14/2008	462	Redo Bat	23,962	C		G9	GR FY09	remodel 2 baths
9/22/2006	801	Re-Roof	6,844	C				
2/5/2002	74	Add Bath	25,000	C				NEW BATH-OFFICE RE

ACTIVITY INFORMATION

Date	Result	By	Name
10/8/2018	MEAS&NOTICE	CC	Chris C
6/11/2014	External Ins	PC	PHIL C
7/3/2013	Info Fm Prmt	EMK	Ellen K
3/7/2009	Meas/Inspect	197	PATRIOT
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11/5/1999	Mailer Sent		
10/13/1999	Measured	263	PATRIOT
11/1/1981		KM	

Sign:

VERIFICATION OF VISIT NOT DATA

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

